



Walmgate City Centre, York YO1 9TJ

£425,000



Set within a characterful period building in the heart of the city centre, this newly converted three bedroom duplex apartment offers stylish, high quality accommodation finished to an excellent standard throughout. Thoughtfully renovated, the property blends period features with contemporary design, creating a home equally suited to owner occupation or short term letting.

The first floor opens into an impressive open plan living, dining and kitchen space, flooded with natural light from large sash windows. The kitchen is fitted with a range of integrated appliances and centred around a generous peninsula, providing both a practical workspace and an informal dining area. A separate storage room houses the boiler, keeping the main living space uncluttered and functional.

Also on this level is a well appointed family bathroom fitted with a three piece suite and shower over the bath, along with a spacious double bedroom that benefits from a dedicated dressing area.

The upper floor comprises two further double bedrooms, including the principal bedroom which enjoys the luxury of an ensuite shower room. The layout works well for both day to day living and for maximising occupancy as a short term or holiday let.

Importantly, the lease places no restrictions on holiday or short term letting, making this a rare and flexible opportunity within York city centre. Finished to a high standard and positioned just moments from the city's shops, restaurants and historic attractions, this is an ideal city centre home or investment.

A selection of rooms have been dressed using AI for illustrative purposes.

Lease Length 999

Lease Allows Short Term Letting

Service Charge £2563.83 per annum

Ground Rent £0 for the life of the lease





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Leasehold
Council Tax Band -

- Newly Renovated Apartment
- First and Second Floor
- Three Double Bedrooms
- Two Bathrooms
- Lease Allows For Holiday Lets
- City Central Location
- EPC TBC

1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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